

COA # 2014-COA-324(MCD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date SEPT. 3, 2014
136 N. Delaware Street LOCKERBIE SQUARE		New Case
Applicant & mailing address: NDZA, Inc. 618 E Market St Indianapolis, IN 46204 Owner: National Retail Hardware Association 136 N. Delaware St Indianapolis, IN 36204		Center Twp. Council District: 15 Jeff Miller
CASE		
IHPC COA: 2014-COA-324 (MCD) <ul style="list-style-type: none"> • Renovate a 3-story commercial building • Erect one wall sign on the east elevation • Erect new canopy at entryway per elevations 		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background

The Carr building was originally built in 1934. It initially had five shops on Delaware St., three on Wabash St. and offices on the second floor. Owner Robert E. Carr of Midwest Management remodeled it in 1983, which is when it lost its original Neo-Classical appearance. The third floor metal mansard roof was added and the facades were altered. Much of the original coping and top of the building was removed, including some of the original brick and limestone, which was removed and replaced with concrete block.

Window and storefront details and materials were replaced with plate glass in aluminum sashes. The third floor was added to increase leasable space and “to give the building an old-fashioned look,” as reported by the *Star* at the time. Standing-seam copper clads the mansard roof, which is pierced by round arched dormers and accented with wooden brackets. The alley (Wabash Street) side is seven bays long.

The original bay configuration and brick piers with limestone blocks representing bases and capitals remain. A stone stringcourse serves as the sills for the second-story windows.

Proposed Alterations

The applicant is proposing to remove the third floor standing seam metal roof, construct framing to install third floor walls that are vertically straight and not angled like the current roof system, and then clad the top floor in metal panels. The arched dormers are to be removed and the metal panels are to replace a section of brick at the second floor of the front elevation. The windows on the building are to remain, and all of the brick except as previously noted will remain intact. The canopy is to be a metal canopy structure over the main front entry to the building.

A building identification sign (“NRHA” letters, for the building owner) will be at the cornice line facing Delaware St. The location and general design of the signage is appropriate, but staff is recommending a stipulation requiring approval of the final shop drawings.

Monument Circle District Historic Area Plan

When reviewing a proposal such as this in the Monument Circle District, we first look at the Preservation Objectives and then the Preservation Directives (attached to this report.) We suggest looking at the Directives for Existing Buildings and Additions, because a major element of this project is a significant remodeling of an earlier addition.

Reasons to Approve

This building lost most of its historical character in 1983, although it still contributes to the streetscape with its materials, basic form and fenestration. If this building had not been altered so dramatically in 1983, the Objectives and Directives would advise against the design approach being suggested today. However, when staff considers the reality of what happened to the building in 1983, and accepts the fact that the 3rd floor addition is already there, then we come to the conclusion that this design does meet the spirit of the Plan.

The following are reasons to approve:

- The materials are consistent in quality and character with the architecture of the building and its surrounding buildings.
- The design is an improvement over the somewhat misguided remodeling that occurred in 1983.
- The overall character and form of the building will be more reminiscent of the original with the proposed remodeling than it has been since the 1983 remodel.
- The treatment of the roof addition is an improvement over the 1983 Mansard roof, which seriously detracts from the character of the building.

STAFF RECOMMENDED MOTION

2014-COA-324 (MCD):

To approve a Certificate of Appropriateness to renovate a 3-story commercial building with alterations, erect one wall sign on the front (east) elevation, and install a new canopy at the front entryway as per submitted documentation and subject to the following stipulations:

PERMITS MAY NOT BE ISSUED until stipulations number 1 and 2 are fulfilled.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings.
Approved _____ Date _____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*
3. Brick shall be approved by staff before installation. *Approved _____ Date _____*
4. A final shop drawing of the proposed signage shall be submitted to IHPC staff for final approval.
Approved _____ Date _____
5. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
6. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

Staff Reviewer: Meg Purnsley

PRESERVATION GUIDELINES

PRESERVATION OBJECTIVES

Protect, preserve, and promote the character of Monument Circle District as the “showcase” of the City of Indianapolis, by guiding sensitive change that respects the original planning concept while also contributing to the context of its varied architectural styles and eras.

To this end, the following criteria will serve as the objectives to guide the decisions of the IHPC when renovation, alterations, additions, signage, demolition, new construction or land use changes are proposed and considered for appropriateness within the district.

Does the action...

Protect and preserve character-defining features of architecturally or historically significant buildings or landscapes which represent the district’s eras of significance?

Contribute to the context in which work is proposed?

Promote the use of high quality design using durable materials?

Enhance and improve the design quality and character of the streetscapes?

Remain sensitive to the architectural and historic context when introducing alternative or sustainable materials or energy conserving solutions?

Enhance and balance the pedestrian and vehicular activities in the public spaces?

Remain sensitive to the architectural and historic context when improving accessibility?

PRESERVATION GUIDELINES

PRESERVATION DIRECTIVES

The preservation of Monument Circle District and its significance to the identity of the City of Indianapolis requires a clear set of directives as a premise of actions taken by the IHPC. They include:

Existing Buildings

Recognize and preserve the significant historic and architectural character of the building and its context.

Accommodate change, modernization, and energy efficiency without sacrificing significant historic or architectural character.

Retain significant original materials that can be reasonably retained and restored, especially where highly visible.

Building façades (all or part) that do not face streets and were not designed to be viewed by the general public may be considered for greater alteration and substitution of original material than facades that face streets and were designed to be seen.

Accommodate new signs responsive to the building’s sign history. Their installation should not unnecessarily obscure significant original material, should minimize damage to original materials, and should be compatible with the building design in size, shape, illumination, content and material.

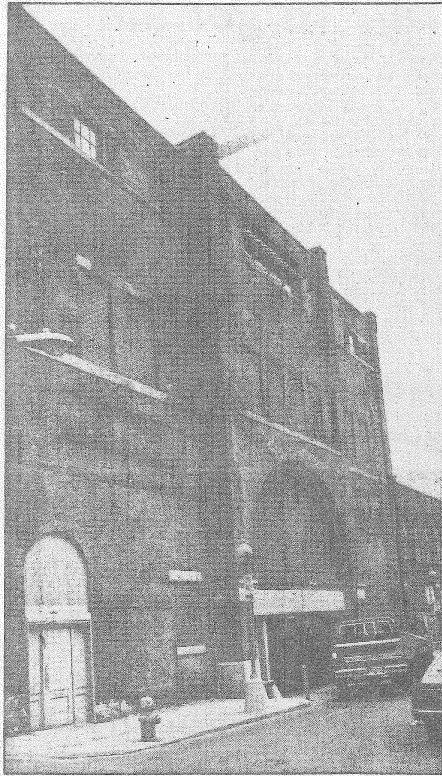
Additions to Existing Buildings

Encourage a high standard of design contributing to the significance and integrity of the building and district.

Encourage design complementary to the historic fabric and respectful of the features, based either on historic reference or contemporary design.

Discourage additions detracting from the original scale, mass, and character of the building and its context, which shall remain recognizable.

LIFE/STYLE



Former Empire Theater now parking garage
Rehabilitation includes plans for attached skywalk



Building across Delaware Street from City Market to be renovated with old-fashioned appeal

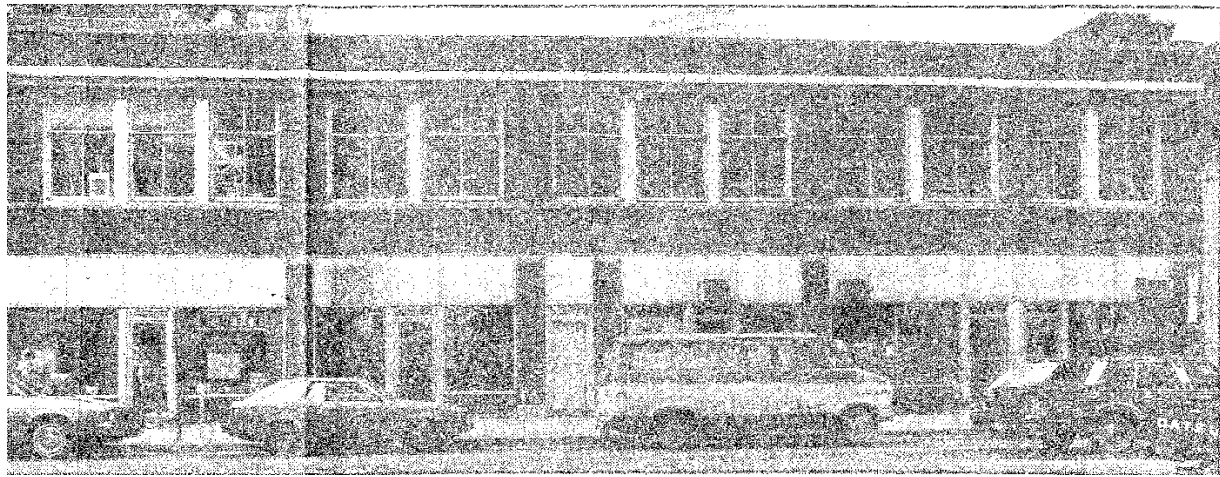
Building's existing bricked-in windows to be removed and replaced with larger tinted glass



Architect's drawing shows addition of a new third story of office space covered by a copper roof
Exterior will include Victorian brackets and multicolor paint schemes to give it an authentic look

Renovation to give building old-fashioned look

Above: Newspaper article from 1983 of the proposed changes to the building as well as a picture of the building before the renovation.





Wabash Street Elevation



Corner of Delaware and Wabash





OPTION 4 - VIEW NORTH ALONG DELAWARE



OPTION 4 - VIEW OF DELAWARE FACADE FROM NORTH